

IN RE: PETITION FOR RESIDENTIAL ZONING VARIANCE
E/8 Silver Lane, 150' N c/l of River Road
2105 Silver Lane
15th Election District
Robert Joseph Schmidt, et ux
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 91-81-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request a variance, pursuant to Section 22-26(b)(1) of the Baltimore County Code and Section 1A04.3B.3 of Baltimore County Zoning Regulations (B.C.Z.R.) to allow a side yard setback of 48.5 feet in lieu of the required 50 ft., as more particularly described on Petitioners' Exhibit No. 1.

The Petitioners having filed a Petition for a Residential Variance, the subject property, known as No. 2105 Silver Lane, zoned R.C.5, having been posted and there being no request for a public hearing, this matter is ready for determination. The Petitioners are requesting a variance to allow a side yard setback for a family room on the side of the house. The Petitioners have filed the supporting affidavits, as required by Section 22-26 (b)(1) of the Baltimore County Code. There is no evidence in the file or record to indicate that the subject variance would adversely affect the health, safety and/or general welfare of the public.

In the opinion of the Zoning Commissioner, it is established that the information and affidavits provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonableness upon the Petitioners. Based upon the information available, the relief should be granted.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 12th day of October, 1990 that the Petition for a Zoning Variance, pursuant to Section 22-26(b)(1) of the Baltimore County Code and Section 1A04.3B.3 Baltimore County Zoning Regulations (B.C.Z.R.) to allow a side yard setback of 48.5 feet in lieu of the required 50 ft., in accordance with Petitioners' Exhibit No. 1, is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent the relief granted herein:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.
2. The Petitioners shall not allow or cause the dwelling or addition to be converted to a second dwelling unit and/or apartment.

J. Robert Haines
Zoning Commissioner
for Baltimore County

JRH/mm

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353
J. Robert Haines
Zoning Commissioner

October 10, 1990



Dennis F. Rasmussen
County Executive

Mr. and Mrs. Robert Joseph Schmidt
2105 Silver Lane
Baltimore, Maryland 21221

RE: Petition for Residential Zoning Variance
Case No. 91-81-A

Dear Mr. and Mrs. Schmidt:

Enclosed please find the decision rendered in the above captioned case. The Petition for Residential Variance has been granted, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,

J. Robert Haines
Zoning Commissioner

JRH:mmm
encl.
cc: Peoples Counsel

PETITION FOR RESIDENTIAL VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

91-81-A

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, petition for a Variance from Section 1A04.3B.3 to allow a sideyard setback of 48.5 feet in lieu of the required 50 feet.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reason(s) (indicate hardship or practical difficulty)

See back

Property is to be advertised and/or posted as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of the above Variance posting and, if necessary, advertising, upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this petition.

Contract Purchaser:

Legal Owner(s):

(Type or Print Name)

(Type or Print Name)

Signature

Signature

Address

(Type or Print Name)

City/State/Zip Code

Signature

Attorney for Petitioner:

(Type or Print Name)

Address

Signature

City/State/Zip Code

Address

Name, address and phone number of legal owner, contract purchaser or representative to be contacted.

Attorney's telephone number

Name

ORDERED by the Zoning Commissioner of Baltimore County, this 23rd day of August, 1990, that the subject matter of this petition be posted on the property on or before the 12th day of September, 1990.

ZONING COMMISSIONER OF BALTIMORE COUNTY

A PUBLIC HEARING HAVING BEEN REQUESTED AND/OR FOUND TO BE REQUIRED,

IT IS FURTHER ORDERED by the Zoning Commissioner of Baltimore County, this 23rd day of August, 1990, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that the property be reposted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 100, County Office Building in Towson, Baltimore County, on the 23rd day of August, 1990, at 10 o'clock, a.m.

ORDER RECEIVED FOR FILING

ZONING COMMISSIONER OF BALTIMORE COUNTY

by

Baltimore County
Zoning Commissioner
County Office Building
211 West Chesapeake Avenue
Towson, Maryland 21204

Account: R 001:6150
Number

Receipt
No 3264

Date 8/23/90
PUBLIC HEARING FEES QTY PRICE
010 - ZONING VARIANCE (1RL) 1 X \$35.00
080 - POSTING SIGNS / ADVERTISING 1 X \$25.00
TOTAL: \$60.00
LAST NAME OF OWNER: SCHMIDT

04A04#0072MICRC
BA C011:05AH08-23-90
\$60.00

Please make checks payable to: Baltimore County

Cashier Validation:

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 15th Date of Posting 8/10/90
Posted for Robert Joseph Schmidt, et ux
Petitioner Robert Joseph Schmidt, et ux
Location of property 2105 Silver Lane, 150' N of River Rd.
Location of Signs 2105 Silver Lane, 150' N of River Rd.
Remarks on property of Petitioner
Posted by [Signature] Date of return 8/11/90
Number of Signs 1

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353
J. Robert Haines
Zoning Commissioner

August 29, 1990



Dennis F. Rasmussen
County Executive

Mr. & Mrs. Robert Joseph Schmidt
2105 Silver Lane
Baltimore, Maryland 21221

Re: CASE NUMBER: 91-81-A
ITEM NUMBER: 79
LOCATION: E/8 Silver Lane, 150' N c/l of River Road
2105 Silver Lane

Dear Petitioner(s):

Please be advised that your Petition for Residential Zoning Variance has been assigned the above case number. Any contact made to this office should reference the case number. This letter also serves as a refresher regarding the administrative process.

1) Your property will be posted on or before September 12, 1990. The last date (closing date) on which a neighbor may file a formal request for hearing is September 27, 1990. Should such request be filed, you will receive notification that the matter will not be handled through the administrative process. This will mean advertising of the public hearing and reposting of the property. The public hearing will be scheduled approximately 30 - 45 days from receipt of said notice. In either case, (a) receipt of notification that you will have a public hearing or, (b) the passing of the closing date, the sign and post can then be removed from the property and returned to this office. Failure to return the sign and post will cause your order to be held and incur a \$50.00 charge. Please be advised that the Order will not be available for you to pick-up the day you return the sign.

2) Assuming no neighbor has requested a public hearing, the file now enters the final review stage of the administrative process. The Zoning Commissioner must now decide whether to grant or deny the request. He also has the option to request a public hearing.

3) PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW AND THE DECISION MAKING PROCESS. WHEN THE ORDER IS READY IT WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION PRIOR TO BEING MAILED TO YOU.

Very truly yours,

G. G. Stephens
(301) 887-3391

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353
J. Robert Haines
Zoning Commissioner

September 18, 1990



Dennis F. Rasmussen
County Executive

Mr. & Mrs. Robert J. Schmidt
2105 Silver Lane
Baltimore, MD 21221

RE: Item No. 79, Case No. 91-81-A
Petitioner: Robert J. Schmidt, et ux
Petition for Residential Variance

Dear Mr. & Mrs. Schmidt:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

IT WOULD BE APPRECIATED IF YOU WOULD RETURN YOUR WRITTEN COMMENTS TO MY OFFICE, ATTENTION JULIE WINTARSKI. IF YOU HAVE ANY QUESTIONS REGARDING THIS, PLEASE CONTACT HER AT 887-3391.

Very truly yours,

JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:jw

Enclosures

AFFIDAVIT

IN SUPPORT OF RESIDENTIAL ZONING VARIANCE

91-81-A

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/so presently or upon settlement will reside at
2105 Silver Lane, Baltimore, Maryland 21221
(Address)

That based upon personal knowledge, the following are the facts upon which I/we base the request for a Residential Zoning Variance at the above address: (indicate hardship or practical difficulty)
We request relief from the zoning board for our proposed addition because to comply with the 50' setback would result in interference with the main water supply to our dwelling. We need the addition for living space for our family of 2 children.

That Affiant(s) acknowledge(s) that if protest is filed, Affiant(s) will be required to pay a reporting and advertising fee and may be required to provide additional information.

Robert Joseph Schmidt
AFFIANT (Handwritten Signature)
Robert Joseph Schmidt
AFFIANT (Printed Name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 22nd day of August, 1990, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared *Robert Joseph & Kenneth Schmidt*

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her knowledge and belief.

AS WITNESS my hand and Notarial Seal.

August 22, 1990
DATE

Jeffrey Long
NOTARY PUBLIC
My Commission Expires: 9/91



Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353

J. Robert Haines
Zoning Commissioner



Dennis F. Rasmussen
County Executive

Your petition has been received and accepted for filing this
23rd day of August, 1990.

J. Robert Haines
ROBERT HAINES
ZONING COMMISSIONER

Received By:

Robert J. Schmidt
Chairman,
Zoning Plans Advisory Committee

Petitioner: Robert J. Schmidt, et ux

Petitioner's Attorney:

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE
SEPTEMBER 11, 1990

RESERVED
SEP 11 1990
ZONING OFFICE

TO: J. ROBERT HAINES, ZONING COMMISSIONER, DEPARTMENT OF ZONING

FROM: CHARLES E. BURNHAM, PLANS REVIEW CHIEF, DEPARTMENT OF PERMITS & LICENSES

SUBJECT: ZONING ITEM #: 79
PROPERTY OWNER: Robert Joseph Schmidt, et ux

LOCATION: E/S Silver Lane, 150' N centerline of River Road
(#2105 Silver Lane)
ELECTION DISTRICT: 12th
COUNCILMANIC DISTRICT: 7th

A REVIEW OF THE SITE PLAN FOR THE ABOVE ZONING ITEM INDICATES THE FOLLOWING:

- () PROPOSED SITE PLAN DOES, DOES NOT, COMPLY TO STATE CODE OF MARYLAND REGULATION 05.01.07, MARYLAND BUILDING CODE FOR THE HANDICAPPED.
- () PARKING LOCATION () RAMPS (degree slope)
- () NUMBER PARKING SPACES () CURB CUTS
- () BUILDING ACCESS () SIGNAGE
- () PLAN DOES, DOES NOT COMPLY TO SET BACKS FOR EXTERIOR FIRE SEPARATION DISTANCE OF ARTICLE 5 AND ARTICLE 9 OF THE CURRENT BALTIMORE COUNTY BUILDING CODE.
- (X) A BUILDING PERMIT IS REQUIRED BEFORE ANY CONSTRUCTION CAN BEGIN. SECTION 111.1 OF ARTICLE 1. CONSTRUCTION DRAWINGS MAY BE REQUIRED.
- () A CHANGE OF OCCUPANCY PERMIT IS REQUIRED TO CHANGE THE EXISTING USE OF THE STRUCTURE TO THE PROPOSED USE. SEE ARTICLE THREE AND ARTICLE ONE, SECTION 103.2 ALTERATIONS MAY BE NECESSARY BY CODE TO COMPLY TO NEW USE REQUIREMENTS.
- (X) STRUCTURE IS SUBJECT TO FLOOD PLAIN LIMITATIONS, SECTION 516.0 COUNCIL BILL #158-B8 (BALTIMORE COUNTY BUILDING CODE).
- () OTHER - SEE ATTACHED COPY OF SECTION 516.0

PERMITS MAY BE APPLIED FOR @ ROOM 100, 111 WEST CHESAPEAKE AVENUE, TOWSON, MARYLAND 21204 - PHONE - 887-3900.

THIS REVIEW COVERS ONLY MAJOR ITEMS ASSOCIATED WITH THE SITE PLAN, A FULL REVIEW MAY BE CONDUCTED WHEN THE PERMIT APPLICATION AND PLANS ARE SUBMITTED.

APPLICABLE CODE: 1987 NATIONAL BUILDING CODES AS ADOPTED BY COUNCIL BILL #158-B8.

2011 RESECTION: 516.0 A section added to read as follows:

Section: 516.0 CONSTRUCTION IN AREAS SUBJECT TO FLOODING

516.1 AREAS SUBJECT TO INUNDATION BY TIDEWATERS:

1. Whenever building or additions are constructed in areas subject to inundation by tides, the building's lowest floor (including basement) shall be not lower than one (1) foot above the 100-year flood elevation, as established by the U.S. Army Corps of Engineers or the Federal Flood Insurance Study, whichever is more restrictive. These buildings or additions shall be designed and adequately anchored to prevent flotation, collapse, or lateral movement of the structure with materials resistant to flood damage.

Areas beneath buildings will not be considered as basements if headroom to underside of floor joists is less than six feet or if enclosure walls are at least 50 percent open.

Exception: Residential Storage Buildings 300 square feet or less.

2. Crawl spaces under buildings constructed in the tidal plain, as determined by the U.S. Army Corps of Engineers or the Federal Flood Insurance Study, whichever is more restrictive, shall be constructed so that water will pass through without resulting debris causing damage to the improvements of any property.

3. New or replacement utility systems, including but not limited to water supply, sanitary sewage, electric gas and oil, must be designed to minimize or eliminate infiltration of flood waters into the systems and discharge from the systems into flood waters, and require on-site waste disposal systems to be located so as to avoid impairment of them or contamination from them during flooding.

516.2 RIVERINE AREAS, SUBJECT TO INUNDATION BY SURFACE WATERS WITHIN THE 100 YEAR FLOOD PLAIN:

1. No structures or additions shall be within the 100-year flood plain of any watercourse. The 100-year flood plain shall be based upon the Federal Flood Insurance Study or the Department of Public Works, whichever is the more restrictive. This determination shall include planned future development of the watercourse area.

Exception: Buildings in areas designated as "FRINGE" areas by the Department of Public Works.

2. Reconstruction of residential dwelling units shall be governed by Sections 103.0 or 120.0 as applicable, except that rebuilding of residential dwelling units damaged in excess of 50 percent of physical value shall also be governed by the provisions of Subsection 516.1 of this Section.

3. Reconstruction of other than residential buildings or structures in the riverine areas shall be made to conform to 516.1 when damage exceeds 50 percent of physical value.

January 1989

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines DATE: October 2, 1990
Zoning Commissioner

FROM: Pat Keller, Deputy Director
Office of Planning and Zoning

SUBJECT: Robert Joseph Schmidt, Item No. 79

The Petitioner requests a Variance to allow a side yard setback of 48.5 ft. in lieu of the required 50 ft.

In reference to the Petitioner's request, staff offers no comments.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.

PK/JL/cmm

ITEM79/ZAC1

RECEIVED
10/4/90

Baltimore County
Fire Department
700 East Joppa Road, Suite 901
Towson, Maryland 21204-5500
(301) 887-4500

Paul H. Reincke
Chief

SEPTEMBER 6, 1990



Dennis F. Rasmussen
County Executive

J. Robert Haines
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204

RE: Property Owner: ROBERT JOSEPH SCHMIDT

Location: #2105 SILVER LANE

Item No.: *79 Zoning Agenda: SEPTEMBER 11, 1990

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and requested to be corrected or incorporated into the final plans for the property.

5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1984 edition prior to occupancy. CHAPTER 22

REVIEWER: *SAF/Kelly 9-6-90* Noted and Approved: *Captain W.F. Brady*
Planning Group Fire Prevention Bureau
Special Inspection Division

JK/REK

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Zoning Advisory Committee DATE: September 5, 1990

FROM: Robert W. Bowling, P.E.

RE: Zoning Advisory Committee Meeting
for September 11, 1990

The Developers Engineering Division has reviewed the subject zoning items and we have no comments for Items 51, 67, 72, 74, 75, 76, 77, 79, 81.

For 90-560-spha - Pizza Palace, 39 York Road - the previous County Review Group comments still apply.

Robert W. Bowling
ROBERT W. BOWLING, P.E., Chief
Developers Engineering Division

RWB:s

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. J. Robert Haines DATE: October 18, 1990
Zoning Commissioner

FROM: Mr. Robert W. Sheesley

SUBJECT: Petition for Zoning Variance - Item #79
Schmidt Property
Chesapeake Bay Critical Area Findings

SITE LOCATION

The subject property is located at 2105 Silver Lane. The site is within the Chesapeake Bay Critical Area and is classified as a Limited Development Area (LDA).

APPLICANT'S NAME Mr. and Mrs. Robert Joseph Schmidt

APPLICANT PROPOSAL

The applicant has requested a variance from section 1A04.3.B.3 of the Baltimore County Zoning Regulations to permit a sideyard setback of 48.5 feet in lieu of the required 50 feet.

GOALS OF THE CHESAPEAKE BAY CRITICAL AREA PROGRAM

In accordance with the Chesapeake Bay Critical Area Program, all project approvals shall be based on a finding which assures that proposed projects are consistent with the following goals of the Critical Area Law:

1. "Minimize adverse impacts on water quality that result from pollutants that are discharged from structures or conveyances or that have runoff from surrounding lands;
2. Conserve fish, wildlife and plant habitat; and
3. Establish land use policies for development in the Chesapeake Bay Critical Area which accommodate growth and also address the fact that even if pollution is controlled, the number, movement, and activities of persons in that area can create adverse environmental impacts."

<COMAR 14.15.10.01.0>

to Mr. J. Robert Haines
October 18, 1990
Page 2

REGULATIONS AND FINDINGS

1. Regulation: "A minimum 100 foot buffer shall be established landward from the mean high water line of tidal waters, tidal wetlands, and tributary streams" <Baltimore County Code Sec. 22-213(a)>.
 - Findings: The proposed addition is located approximately 500 feet from the mean high tide of Sue Creek, therefore no disturbance of the shoreline buffer shall occur.
 2. Regulation: "No dredging, filling, or construction in any wetland shall be permitted. Any wetland must be adequately protected from contamination." <Baltimore County Code Sec. 22-98>.
 - Findings: The proposed addition does not impact any wetlands or their associated buffers, therefore all wetlands shall be adequately protected.
 3. Regulation: "The sum of all man-made impervious areas shall not exceed 15% of the lot" <COMAR 14.15.02.04 C.(7)>.
 - Findings: The proposed addition creates impervious surfaces that equal 11% of the lot. The sum of impervious surfaces shall not be allowed to exceed 15% of the lot.
 4. Regulation: "If no forest is established on proposed development sites, these sites shall be planted to provide a forest or developed woodland of at least 15%" <COMAR 14.15.02.04 C.(5)>.
 - Findings: The following plant material shall be selected from the enclosed list and planted in addition to existing vegetation to provide a 15% forested cover.
- Shrub and small tree list: 3 items - ball and burlap or 2 gallon container size
- Tree list: 1 item - minimum 4 foot size

Trees are an important factor in improving water quality. The roots of trees greatly improve the infiltration rate of storm water and efficiently remove nitrogen from subsurface flows of groundwater. Trees also act as both a barrier and a sponge, blocking and absorbing eroding soils and the phosphorous associated with them.

Memo to Mr. J. Robert Haines
October 18, 1990
Page 3

5. Regulation: "The stormwater management system shall be designed so that:
- (1) Development will not cause downstream property, watercourses, channels or conduits to receive stormwater runoff at a higher rate than would have resulted from a ten year frequency storm if the land had remained in its predevelopment state;
 - (2) Infiltration of water is maximized throughout the site, rather than directing flow to single discharge points; and
 - (3) Storm drain discharge points are decentralized to simulate the predevelopment hydrologic regime.
- (4) There is sufficient storage capacity to achieve water quality goals of COMAR 14.15 and to eliminate all runoff caused by the development in excess of that which would have come from the site if it were in its predevelopment state" <Baltimore County Code, Section 22-217(h)>.

Findings: To comply with the above regulation, rooftop runoff shall be directed through downspouts and into Dutch drains or seepage pits (see attached drainage information sheet). This will encourage maximum infiltration of stormwater and decrease the amount of runoff leaving the site.

CONCLUSION

The Zoning Variance shall be conditioned so the project proposal is in compliance with the Chesapeake Bay Critical Area Regulations and Findings listed above.

Upon compliance with Chesapeake Bay Critical Area Regulations, this project will be approved. If there are any questions, please contact Mr. David C. Flowers at 887-2904.

Robert W. Sheesley
Robert W. Sheesley, Director
Department of Environmental Protection
and Resource Management

RWS:DCF:jw
Attachment
cc: The Honorable Ronald B. Hickernell
The Honorable Norman W. Lauenstein
The Honorable Dale T. Volz
Mrs. Janice B. Outen

PLANT ASSOCIATIONS - UPLAND WOODS

NAME		RELATIVE ABUNDANCE
VEGETATIVE STRATA - SHRUBS AND SMALL TREES		
<i>Asimina triloba</i>	(Paw Paw)	Abundant
<i>Amelanchier canadensis</i>	(Canadian Serviceberry)	Abundant
<i>Amelanchier laevis</i>	(Serviceberry)	Abundant
<i>Amelanchier obovata</i>	(Obovate Serviceberry)	Abundant
<i>Clethra alnifolia</i>	(Sweet Pepperbush)	Abundant
<i>Cornus amomum</i>	(Silky Dogwood)	Local
<i>Cornus florida</i>	(Flowering Dogwood)	Frequent
<i>Galiassacia frondosa</i>	(Huckleberry)	Abundant
<i>Ilex opaca</i>	(American Holly)	Abundant-Frequent
<i>Itea virginica</i>	(Tassel-Whistle)	Frequent
<i>Kalmia angustifolia</i>	(Lance-leaf)	Abundant
<i>Kalmia latifolia</i>	(Mountain Laurel)	Abundant
<i>Leucochoa racemosa</i>	(Batten-Bush)	Abundant
<i>Lindera benzoin</i>	(Common Spicebush)	Frequent
<i>Lyonia ligustrina</i>	(Mile-a-Hour)	Frequent
<i>Myrica pensylvanica</i>	(Bayberry)	Frequent
<i>Prunus serotina</i>	(Black Cherry)	Abundant
<i>Prunus virginiana</i>	(Choke Cherry)	Local
<i>Rhododendron nudiflorum</i>	(Pinkie Flower)	Frequent

WHAT YOU CAN DO

There are many ways you can improve drainage in your yard. Most of these suggestions are inexpensive, practical, and easy to implement. You can reduce surface runoff if you install grassed trenches, along driveway or parking areas, to collect water and allow it to filter into the soil. Trenches should be at least 12 inches wide and 1 foot deep.

- Resod bare patches in your lawn as soon as possible to avoid erosion.
- Grade flat areas away from your house at a slope of one percent or more.
- Use a grass seed mix that is adapted to your soil and climate.
- Plant shrubs and trees to promote infiltration (see chapter on landscaping).

"Low ridges or berms" may be used to direct water into and through swales. Berms cut to gather and hold runoff can have infiltration devices to handle exceptionally heavy runoff. But their main purpose is to send runoff away from the site and help the water filter into the underlying soil. Other berms are designed to slow the rate of runoff and increase the time between runoff and discharge of surface runoff into a stream. These berms usually contain a temporary zone of water that dissipates as the runoff is released gradually through an outlet device.

Drainage plans are water flow lines, swales, and berms. These plans show the path of water from the roof, driveway, and lawn into the ground.

D R A I N A G E

Plat to accompany Petition for Zoning Variance Special Hearing

PROPERTY ADDRESS: 2155 Silver Lane
Subdivision name: Cedar Beach
plat book 12, folio 98, dated 12/30/89
OWNER: Robert + Anne Schmidt
91-81-A

I acknowledge that the information described herein is accurate to the best of my knowledge.
R. Schmidt
Anne Schmidt

Scale of Drawing: 1" = 50'

LOCATION INFORMATION

Councilmanic District: 7
Election District: 15
1"=200' scale map: SE 27
Zoning: R-55 10,000
Lot size: acreage square feet

SEWER: ☒ WATER: ☒

Chesapeake Bay Critical Area: ☒ Prior Zoning Hearings: ☒

Zoning Office USE ONLY!
reviewed by: ITEM #: CASE#:
CWH 79

PETITIONER'S EXHIBIT 2 CASE NUMBER: 91-81-A



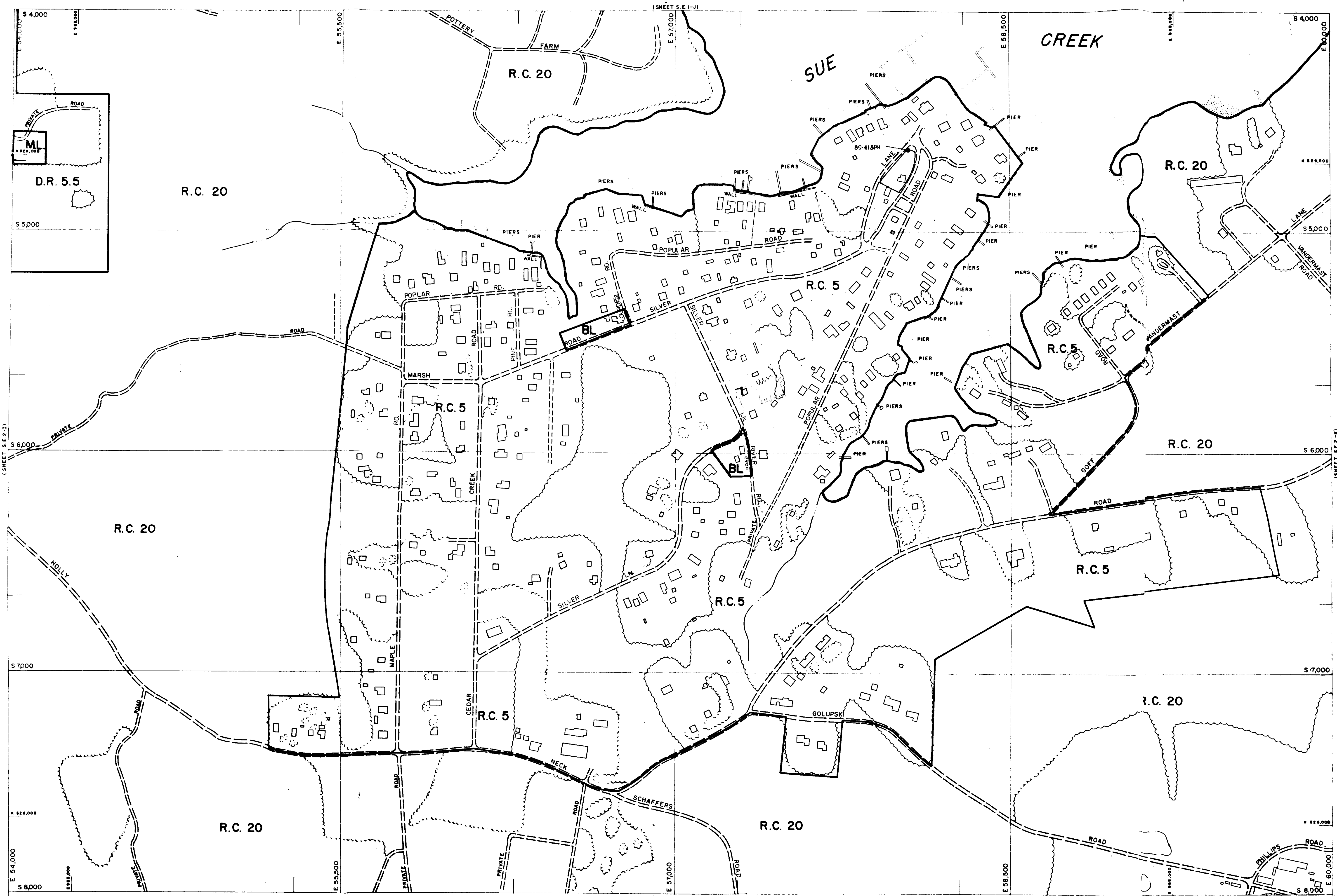
End of house looking where addition to be and proper line.



Standing on Silver Lane looking at house. *Addition to go on the right.



Standing at end of house looking to property line where addition is to be.



E-NE ZZ-NW

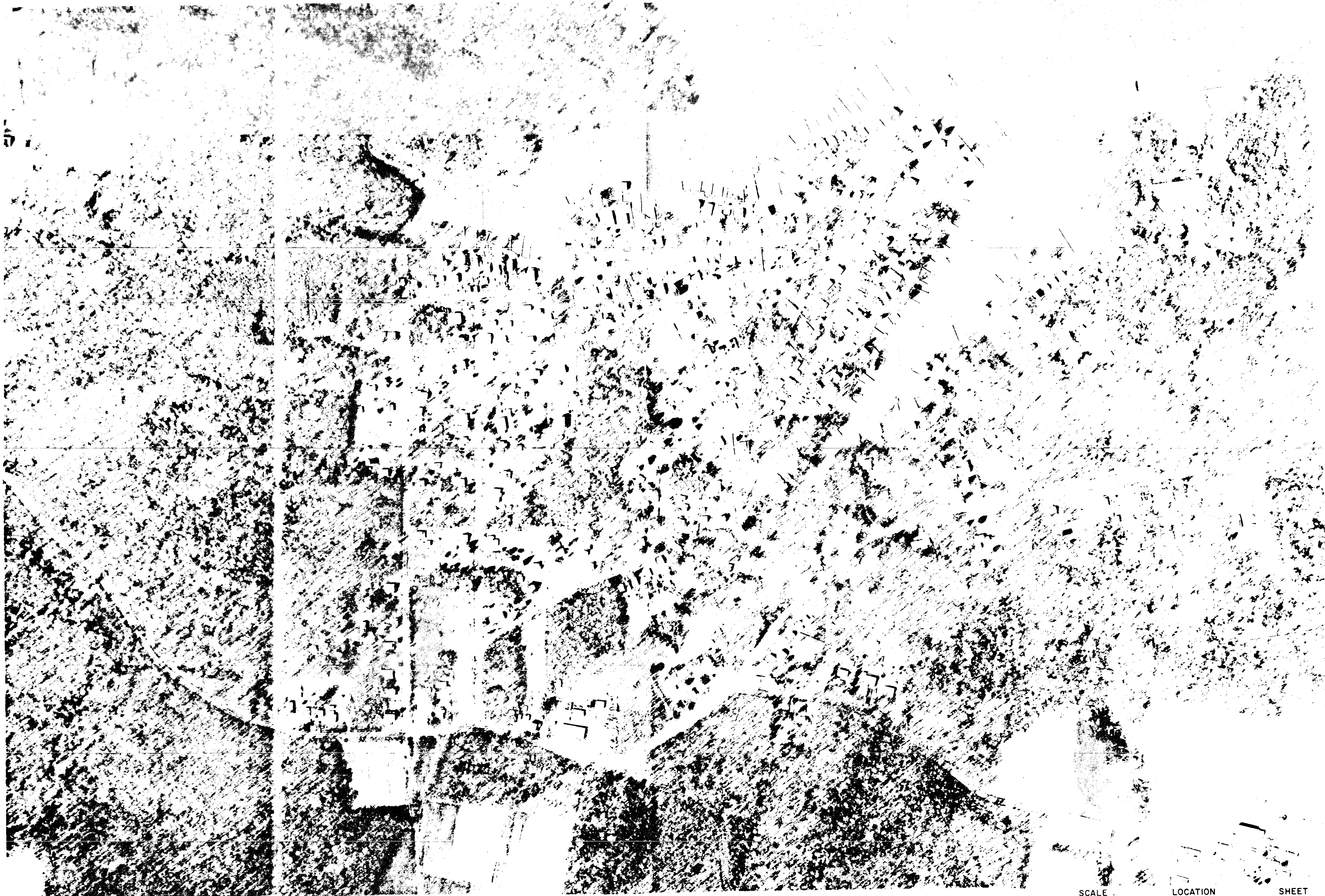
1988 COMPREHENSIVE ZONING MAP
 Adopted by the Baltimore County Council
 Oct. 13, 1988
 Bill Nos. 144-88, 145-88, 146-88, 147-88, 148-88, 149-88, 150-88
De. J. B.
 Chairman, County Council

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING OFFICIAL ZONING MAP

THIS MAP HAS BEEN REVISED IN SELECTED AREAS.
 TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
 BY BUCHART-HORN, INC. BALTIMORE, MD. 21210

SCALE	LOCATION	SHEET
1" = 200'	HOLLY NECK	S.E. 2-J
DATE OF PHOTOGRAPHY JANUARY 1986		

91-81-A



91-81-A

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W. V. 25401

SCALE
1" = 200' ±

DATE
OF
PHOTOGRAPHY
JANUARY
1986

LOCATION
HOLLY NECK

SHEET
S.E.
2-J